

LMS - 280 CHATEAU COMOX

MINUTES OF A COUNCIL MEETING

HELD: On Tuesday, October 14, 2003 at 6:30 pm in the Meeting Room at 1272 Comox Street, Vancouver, BC

PRESENT:	John Rose	503	Vice President
	Adriaan de Vries	404	President
	Mehdi Ghafarzadeh	802	
	Aida Davis	302	
	Patricia Pracher	403	Treasurer

GUESTS:	Rusty Ker	702	6:00 pm – 7:00 pm
	Zeljko Karlica	501	6:00 pm - 7:00 pm

PROPERTY MANAGER: Patricia Graham, Assertive Property Management & Real Estate Services

The meeting was called to order at 6:00 pm

MINUTES:

It was moved, seconded, and **carried** to adopt the minutes of the September 16, 2003, council meeting, as circulated.

FINANCIAL REPORT:

1. **Monthly Statement:** It was moved, seconded and **carried** to accept the September, 2003 financial statements

Any owner may request a copy of the monthly financial statement by calling the management company during regular business hours Monday to Friday 9:00 a.m. to 4:00 p.m.

BUSINESS ARISING:

1. **Security:** Following discussion, it was moved, seconded and **carried** to hold a Special General Meeting to seek ownership approval for a levy in the amount of **\$4000 payable in one (1) month** for the purpose of upgrading the building security including the garage door. The strata council advised that this is Phase One of the upgrading of the security in the building.

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Phase One (1) includes securing the key entry points in the building based on the information from Action Lock and advice from a numbers of security experts that were consulted on the best way to improve our security. These initial security improvements will be evaluated for a period of several months to assess their effectiveness before any further security measures are undertaken. The cost of Phase One (1) in accordance with the quotation from Action Lock. A copy of the quotation will be delivered to each owner under a separate document.

2. **Disconnect Switch:** The strata council reviewed a second quotation for the supply and installation of two (2) disconnect switches. The disconnect switch is used to protect anyone working on the garage fan. When the switch is turned off, the area would be safe to work in. The strata council requested the Property Manager contact the City of Vancouver or the Workers Compensation Board to find out if the switch is mandatory before proceeding with installation.
3. **Enterphone:** Viscount Communication & Control Systems Inc. quoted \$145 plus taxes for the supply and installation of a new plexiglass for the enterphone. The Volunteer Committee offered to **handle this project**. It was moved, seconded, and **carried** to allow an expenditure of \$50 plus taxes for the installation of new plexiglass.

CORRESPONDENCE:

1. **Elevator:** A letter was received from an owner advising that the ceiling grids in the elevator were reported as damaged as well "as taking a beating" each time there is a move out/in. The strata council will look into purchasing new grids for the elevator ceiling.
2. **Dryer Vents:** A letter was received from an owner advising she was concerned about the dryer vent in the suite below her. She agreed to contact the suite resident to find out if they are having problems with their dryer. Once she has this information, she will advise the Property Manager.
3. **Council Member:** Medhi Ghafarzadeh advised he is selling his suite. He thanked everyone for their support and also enjoyed the people in the building. When the suite is sold, he will resign his strata council position.

Owners are encouraged to write to the Strata Council on any strata matters. Letters should be sent to the management company so that they can be included on the agenda for the next council meeting. Please note that while the names and addresses of those writing is not disclosed in the minutes the correspondence may not be confidential, except as set out in the Strata Property Act.

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NEW BUSINESS:

- Miscellaneous Repairs:** A council member advised that water is leaking into the electrical room; there is a leak in a parking stall and there continues to be a small leak where the roof fan was sealed.
- Special General Meeting.** A Special General Meeting will be held on Tuesday, November 18, 2003 at 7:00 pm in the Meeting Room.

TERMINATION:

The meeting terminated at 7:00 pm. The next council meeting will be held on **Tuesday, November 18, 2003 at 6:00 pm** in the Meeting Room at 1272 Comox Street, Vancouver, BC.



Patricia Graham
Strata Manager LMS 280
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ATTENTION

PLEASE KEEP A COPY OF THESE MINUTES. THERE WILL BE A CHARGE
TO REPLACE THEM.

